



GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT

Home Again Initiative
2003 Fourth Quarter Report to the Council of the District of Columbia
January 2004

Overview

The Vacant and Abandoned Housing Initiative, or "Home Again," is a program to convert vacant and abandoned buildings into quality, affordable homes. In 2003, the Department of Consumer and Regulatory Affairs (DCRA) identified 2,700 vacant properties. This reflects a reduction of over 1,200 vacant properties in the District since 1999 when a DCRA study identified 3,970 vacant properties. While these are less than 2.5 percent of the 158,000 taxable properties in the District, they still pose a significant problem.

In response to residents' concerns, the District created Home Again in 2002. Its mission is to convert vacant and abandoned property back into productive use as single-family homeownership opportunities. If property owners fail to properly maintain or rehabilitate their properties, Home Again will gain site control and sell them to developers who will rehabilitate them into housing for people of all incomes.

This initiative focuses on empty lots and homes with no occupants. It has begun in neighborhoods that have high concentrations of vacant properties: Columbia Heights, Shaw/LeDroit Park, Near Northeast, Ivy City/Trinidad and Rosedale. These areas have been identified by their communities as a high priority in their Strategic Neighborhood Action Plans.

Developers must be pre-qualified in order to participate in the program. Thirty-two developers are currently qualified to participate.

For more information, please contact the Home Again Initiative office at (202) 727-3774.

Statutory Report

(1) A list of the properties acquired during the quarter to be disposed of pursuant to this act;

- 2801 Sherman Ave NW
- 1304 Gallaudet St NE
- 919 47th Place NE



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- 225 Webster Street NW
- 705 18th Street NE

(2) A list of the properties disposed of pursuant to this act during the quarter;

Home Again disposed of the following properties:

Marshall Heights Community Development Organization, Inc. (MHEDO):

- 3227 D St., NE
- 209 35th St., NE

Motir/Stellar Builders

- 1239 16th St., NE
- 1721 Holbrook St., NE

Non-Profit Community Development Corporation of Washington, DC (NPCDC)

- 814 Delafield Pl., NW
- Riggs Rd., NE
- 964 Mt. Olivet Rd., NE

(3) A copy of each RFP issued during the quarter

Home Again did not issue a RFP during the quarter.

(4) A copy of each winning proposal selected during the quarter;

Home Again did not select any proposals during this quarter.

(5) A copy of each disposition agreement entered into during the quarter;

Home Again did not execute any disposition agreements during the quarter.

(6) A cumulative list of each property disposed of pursuant to this act, the status of the rehabilitation of the property, and whether the developer has resold the property for residential occupancy; and

Property	Status	Resale for Occupancy
24 Farragut Pl., NW	Under construction	No
39 47 th St., SE	Under construction	No



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4933 Sheriff Rd., NE	Under construction	No
5300 East Capitol St., NE	Complete	Yes
4041 Benning Rd. NE	Under construction	No
20 Farragut Pl., NW	Under construction	No
22 Farragut Pl., NW	Under construction	No
5354 Nannie Helen Burroughs Ave., NE	Under construction	No
14 Farragut Pl., NW	Under construction	No
16 Farragut Pl., NW	Under construction	No
1650 U St., SE	Under construction	No
3423 5 th St., SE (unit #24)	Under construction	No
832 Yuma St., SE	Under construction	No
964 Mt. Olivet Rd., NE	Under construction	No
814 Delafield Pl., NW	Under construction	No
Riggs Rd., NE	Construction pending	No
1239 16 th St., NE	Under construction	No
1721 Holbrook St., NE	Under construction	No
3227 D St., NE	Construction pending	No
209 35 th St., NE	Construction pending	No

(7) Any other relevant information.

Accomplishments

Prequalification of One Additional Developer

On November 19, 2004, Home Again approved the prequalification application for The Benade Group, a firm located in the District.

The total number of firms prequalified to bid on Home Again properties is 32.



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The Home Again Initiative
Status Summary: January 2004

Number of homes sold to new homeowners:.....	1
Number of properties sold to developers:	19
Number of properties in the process of being sold to developers:.....	45
Number of homes dedicated as affordable for low-income families:	57
Number of homes under construction:	16
Number of homes being rehabbed or in the process of being rehabbed by private owners after being encouraged by Home Again	217
Number of new properties acquired:	16
Number of homes in the process to be acquired by tax foreclosure, eminent domain or friendly sale	102
Number of developers pre-qualified:	32